





This well-presented, four-bedroom detached family home is situated on Bristol Way and forms part of the popular established Dovehouse Farm development. Entrance hall, cloakroom, open-plan dining room, spacious living room, conservatory, modern fitted kitchen, en-suite and family bathroom, driveway and garage, and established front and rear gardens. Energy rating D

Location

Wellesbourne is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. A wide range of local amenities within the village includes a

variety of shops, Sainsbury's supermarket, Co-op, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns, and a primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Ceiling light point, wood effect floor. Doors to:

Cloakroom

Having a modern suite comprising WC with a concealed push button cistern, vanity wash hand basin with mirror over, and adjacent shelved storage cupboard, radiator, polished tiled floor, downlighters and a double glazed window.

Spacious Dining Room

16'11" x 14'2" (5.16m x 4.32m)

Coving to ceiling, downlighters, radiator, double glazed window to the front aspect, staircase rising to First Floor. Doors to:





Fitted Kitchen

13'11" x 7'10" (4.25m x 2.41m)

Having a comprehensive range of matching high gloss base and eye level units with Quartz worktops and upturns, inset Franke stainless steel sink unit with rinse bowl and chrome mixer tap. Induction hob, electric oven with an illuminated extractor unit over. Double-door pantry cupboard, integrated dishwasher, and fridge. Plinth heater, LED pelmet lighting, tiled floor, downlighters, double glazed window to rear, and double-glazed casement door to the side aspect.

Living Room

14'7" x 14'0" (4.45m x 4.27m)

Projecting chimney breast with a focal point recessed wood burner set on a slate hearth. Coving to ceiling, downlighters, radiator and a double-glazed patio doors lead through to the:

Conservatory

15'5" x 7'10" (4.71m x 2.41m)

A polished tiled floor, underfloor heating for all-year use, wall lights, double-glazed full-height windows to the side, a double-glazed (tinted) glass roof, and wide-opening patio doors provide access to the rear garden.



Utility Room

Space for upright fridge/freezer, space, and plumbing for washing machine and tumble dryer, service door to Garage and Door to:

Office/Occasional Bedroom

12'5" x 10'9" (3.80m x 3.30m)

TV aerial point, radiator, and a double-glazed window to the front aspect.

First Floor Landing

Access to roof space. Doors to:





Bedroom One

12'9" x 10'9" (3.89m x 3.30m)

Built-in full height mirror fronted sliding door wardrobes, radiator, and a double glazed window to the rear aspect. Door to:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with Aqualisa shower system, and curved double-opening sliding doors. Chrome heated towel rail, fully complementary tiled walls, tiled floor, and a double-glazed window to side.



Bedroom Two

10'9" x 8'8" widening to 12'7" (3.30m x 2.65m widening to 3.84m)

Built-in bulkhead Airing Cupboard housing the recently installed Worcester gas-fired boiler, adjacent single-door wardrobe, radiator, and a double-glazed window to the front aspect.

Bedroom Three

10'10" x 9'10" (3.31m x 3.02m)

Built-in sliding double door wardrobe, radiator, and a double-glazed window to the rear aspect.



Bedroom Four

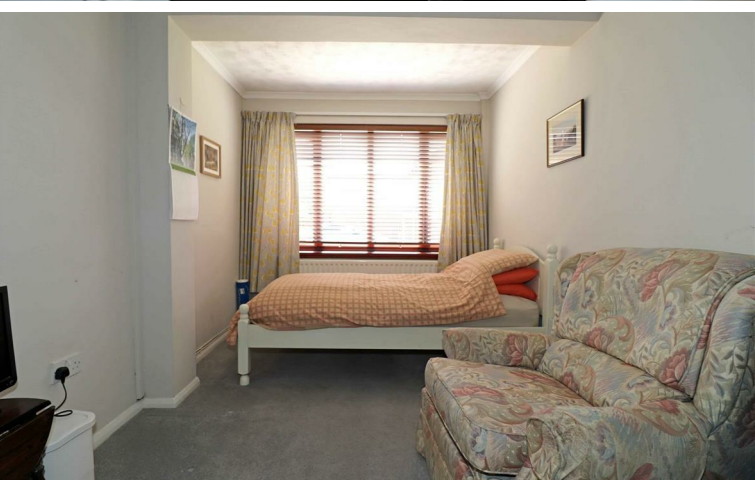
9'6" x 8'5" (2.91m x 2.57m)

Single-door wardrobe, radiator, and a double-glazed window to front aspect.

Bathroom

Modern white suite with chrome fittings comprising double-ended bath with side mixer tap. Shower system with glass shower screen, WC with a concealed push button cistern, wash hand basin with storage cupboard below, tiled floor, chrome heated towel rail, fully complementary tiled walls, and a double-glazed window.





Outside

There is a lawned foregarden with a block-paved driveway providing good off-road parking and access to the Garage.

Garage

18'8" x 8'2" max (5.71m x 2.51m max)

Up and over door, power and light, and a part glazed door leads through to the side garden store.

Rear Garden

Having a paved patio area extending the width of the house, leading to the well-tended lawned gardens which have mature stocked borders that house an abundance of

flowering plants, shrubs, and trees. The gardens are enclosed on all sides with gated side pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in

satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax Band

The property is in Council Tax Band "E" - Stratford District Council

Post Code

CV35 9TJ

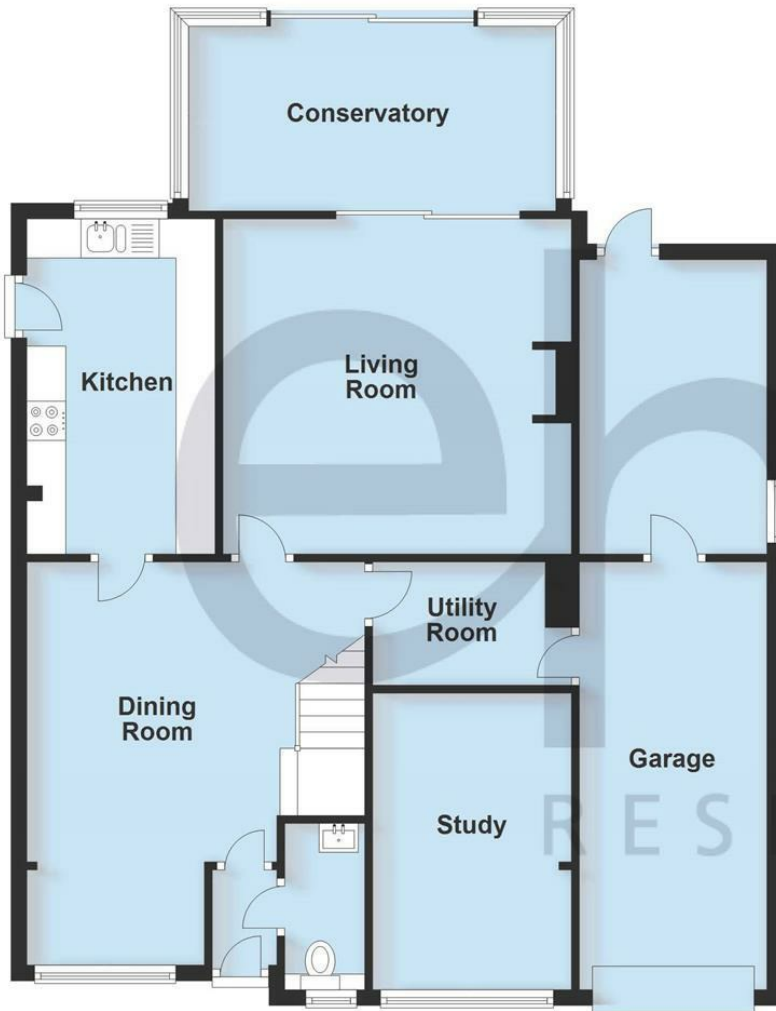


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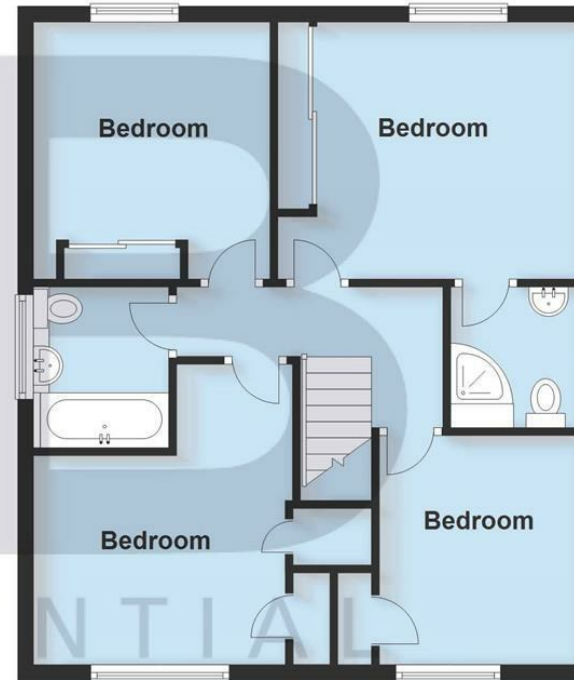
Ground Floor

Approx. 102.4 sq. metres (1102.7 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



Total area: approx. 159.7 sq. metres (1718.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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